



CLASS E CORNER UNIT CLOSE TO OLYMPIA EXHIBITION CENTRE
TO LET £23,000 PER ANNUM
17 NORTH END ROAD, LONDON, W14 8SD





- APPROX.600 SQ.FT. (55.74 SQ.M) ON GROUND FLOOR AND BASEMENT
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.1 MILES FROM OLYMPIA EXHIBITION CENTRE
- CLASS E - VARIOUS USES CONSIDERED

Location

The property is prominently located on the north side of North End Road immediately adjacent to Olympia London, one of the capital's most established exhibition and event venues. Transport connections are excellent. Kensington (Olympia) Station is within close walking distance, providing London Overground and District Line services, while West Kensington and Barons Court Underground Stations (District and Piccadilly Lines) are also nearby. Multiple bus routes serve North End Road, offering convenient links across West and Central London. The property also benefits from easy access to the A4 (Cromwell Road) and M4, providing direct routes to Central London and Heathrow Airport.

Description

The subject property is located in a prominent corner position with a return frontage, within an established parade of shops in a mixed residential and commercial area. It is open plan both on ground and basement floors. The basement currently benefits from a WC facility and is ideal for ancillary storage.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

The property has the following EPC rating of D (37). A copy of the certificate is available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £13,500; however interested parties should make their own enquiries.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	27.7	320
Basement	26	280
Total	55.74	600

Rent

£23,000 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

We are advised that there is service charge implemented and any interested parties will be provided with further details upon request.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

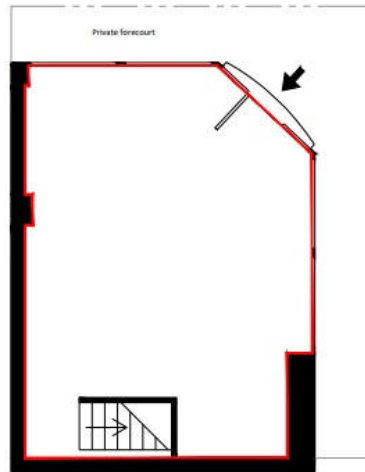
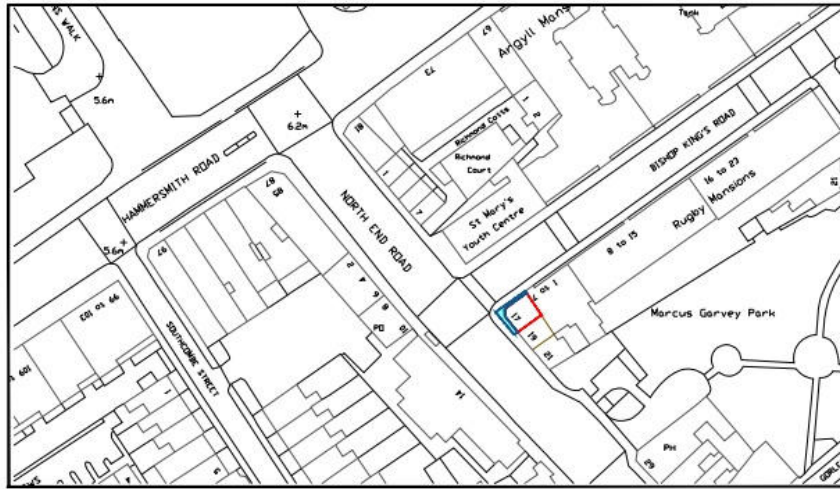
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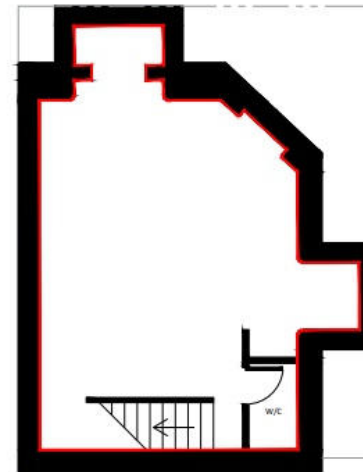


RICS

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property
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Ground Floor



Basement

Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

Huseyin Zafer
M: 07918482210
E: h.zafer@willmotts.com

Emily Bradshaw
M: 07920 769395
E: e.bradshaw@willmotts.com

Varol Zafer
M: 07900 224967
E: v.zafer@willmotts.com

Shahid Sadiq
M: 07961 410931
E: s.sadiq@willmotts.com

https://www.willmotts.com/commercial-agents_FV900FEB26

